

AVAILABLE FOR SALE

AMERICAN INTERSTATE PLACE, PHASE II LAND

160TH & WEST MAPLE ROAD
OMAHA, NEBRASKA



 **LockwoodRealty**

WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA

American Interstate Place II: Site Description



SITE DESCRIPTION

DEVELOPMENT TENANTS

- Don & Millie's
- CHI Health Clinic
- Primrose School at West Maple
- Austad's Golf
- Pizza Hut
- Malbar Vision
- Banfield Pet Hospital

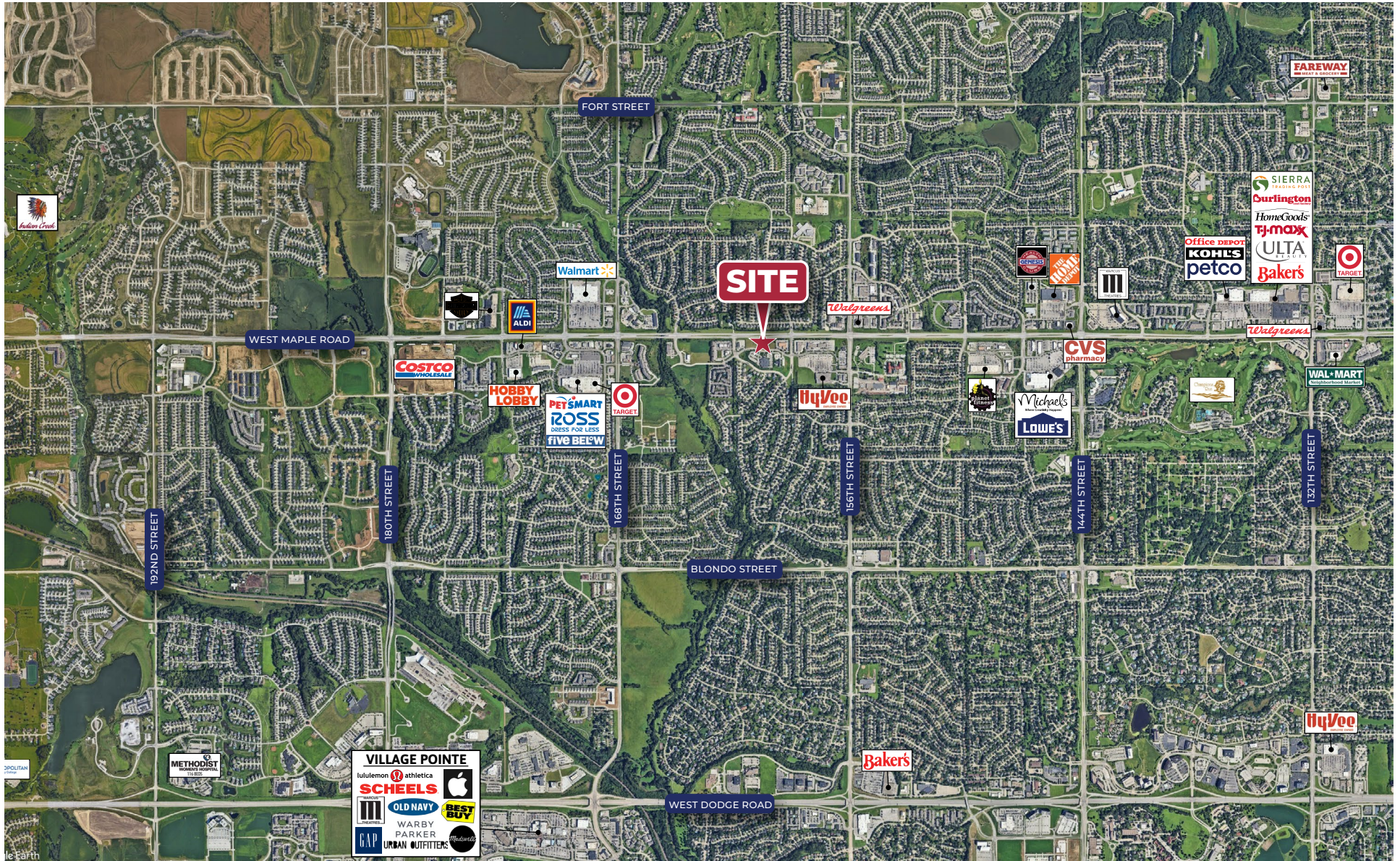
DESCRIPTION

- Fully signalized intersections on each side of the development
- Direct visibility to West Maple Road
- American Interstate Place I (HyVee-anchored center) is located directly east
- Located on West Maple's fast-growing retail and residential corridor

LOT PRICING & INFORMATION

LOT NUMBER	LOT SIZE (ACRES)	LOT PRICE
Lot 3	1.22 Acres	\$20.00 PSF
Lot 4	1.22 Acres	\$20.00 PSF
Replat 2, Lot 1	0.85 Acres	\$15.00 PSF

American Interstate Place II: MidZoom Aerial



American Interstate Place II: Demographics

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.2921/-96.1437

160th & W Maple Road		1 mi radius	3 mi radius	5 mi radius
Population				
2025 Estimated Population		13,406	88,356	203,798
2030 Projected Population		13,143	90,004	209,825
2020 Census Population		14,177	88,061	197,824
2010 Census Population		13,164	71,713	164,021
Projected Annual Growth 2025 to 2030		-0.4%	0.4%	0.6%
Historical Annual Growth 2010 to 2025		0.1%	1.5%	1.6%
2025 Median Age		38.9	38.4	38.2
Households				
2025 Estimated Households		5,655	34,132	83,101
2030 Projected Households		5,641	35,299	86,488
2020 Census Households		5,761	32,870	78,919
2010 Census Households		5,309	26,974	66,279
Projected Annual Growth 2025 to 2030		-	0.7%	0.8%
Historical Annual Growth 2010 to 2025		0.4%	1.8%	1.7%
Race and Ethnicity				
2025 Estimated White		79.4%	80.2%	78.7%
2025 Estimated Black or African American		7.0%	6.5%	7.9%
2025 Estimated Asian or Pacific Islander		5.8%	5.8%	5.4%
2025 Estimated American Indian or Native Alaskan		0.2%	0.3%	0.3%
2025 Estimated Other Races		7.7%	7.3%	7.7%
2025 Estimated Hispanic		7.2%	7.3%	7.9%
Income				
2025 Estimated Average Household Income		\$130,244	\$152,254	\$140,761
2025 Estimated Median Household Income		\$99,606	\$118,482	\$108,836
2025 Estimated Per Capita Income		\$54,939	\$58,829	\$57,430
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)		1.4%	1.6%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)		1.8%	1.2%	1.9%
2025 Estimated High School Graduate		14.5%	14.2%	15.6%
2025 Estimated Some College		21.3%	20.7%	21.5%
2025 Estimated Associates Degree Only		10.2%	8.5%	8.7%
2025 Estimated Bachelors Degree Only		35.1%	33.9%	32.0%
2025 Estimated Graduate Degree		15.6%	19.8%	18.7%
Business				
2025 Estimated Total Businesses		474	2,583	8,230
2025 Estimated Total Employees		3,571	27,867	100,195
2025 Estimated Employee Population per Business		7.5	10.8	12.2
2025 Estimated Residential Population per Business		28.3	34.2	24.8

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AMERICAN INTERSTATE PLACE II

ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over \$2 billion in real estate assets, constructed over 3 million square feet and currently manages over 2 million square feet of commercial property, consisting of 200 tenants.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

KRISTIN ELLENBERGER
BROKER

kristin@lockwooddev.com
402.933.3663

BOB BEGLEY
BROKER

bob@lockwooddev.com
402.933.3663



12910 PIERCE STREET, STE 110 | OMAHA, NEBRASKA
402.933.3663 | WWW.LOCKWOODDEV.COM